

PLANNING COMMISSION MINUTES

Gardner, Kansas
Monday, March 27, 2006

The Planning Commission met in regular session on the above date at the Gardner City Hall, 120 E. Main Street, Gardner, Kansas.

I. Call to Order

Chairman Koranda called the meeting to order at 7:04 p.m. Commissioners present: Paul Kilgore, Greg Godwin, Eileen Mertz, Eric Schultz, Jason Burnett, and Dan Popp. Commissioners absent: none. Also present: Community Development Director Fred Sherman; Planner Erik Pollom; Council Member Dave Drovetta; engineer for an applicant Joel Riggs of Peridian Group, Inc.; and four interested citizens.

II. Approval of Minutes

The minutes of the March 13, 2006, meeting, were approved by unanimous consent.

III. Consent Agenda

1. FP-06-05

Consider a Final Plat for Moonlight Apartments IV, a 23 acre multi-family residential development located at 400 S. Moonlight Road. The application is filed by Moonlight Apartments, L.L.C.; with engineering services provided by Allenbrand-Drews & Associates, Inc.

1. **APPLICANT:** The applicant is Moonlight Apartments, L.L.C., the property owner of record.
2. **REQUESTED ACTION:** The applicant requests final plat approval for the fourth phase of a multi-family residential subdivision.
3. **LOCATION:** The 27.86 acre property, including Phases 1 through 4 of the Moonlight Apartments development, is located at 400 S. Moonlight Road.
4. **EXISTING ZONING:** This property is currently zoned R-3, Garden Apartment District (Z-97-10).
5. **ANALYSIS:** The applicant requests final plat approval for Moonlight Apartments. The submitted final plat is a replat containing the first four phases of the multi-family subdivision. The purpose of submitting a replat is to maintain a single lot to encompass the entirety of the development. Future phases of Moonlight Apartments will also be expanded and replatted in this manner.

Site plans for the first four phases of Moonlight Apartments have already been approved (SP-02-12, SP-04-03, and SP-05-14). In total, Phases 1 and 2 included 12 apartment buildings with 104 residential units, an office/clubhouse, and a pool. The site plan for the third and fourth phases includes approximately 188 units.

The Phase 3 and 4 site plan was approved on August 22, 2005. At that time, the third phase had already been platted, and it was noted that the land for the fourth phase would require platting before building permits could be issued. The submitted plat satisfies that requirement. The fifth phase of development will occur in the area currently shown as Tract A. This tract will have to be replatted as a buildable lot before permits are issued for the fifth phase.

Grand Avenue Construction

Another condition of approval for the Phase 3 and 4 site plan was the requirement that Grand Avenue be constructed along the entire southern portion of this property with the construction of Phase 4. There is an ongoing discussion regarding the distribution of responsibility for constructing Grand Avenue, as more than one property owner in the area has an interest in its completion. Resolution of this question is not required for approval of the submitted final plat. It is sufficient to stipulate that the extension of Grand Avenue will be constructed with this phase, and not be concerned with the question of who is responsible for its construction.

6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approved the Final Plat for Moonlight Apartments IV (FP-06-05), located 400 S. Moonlight Road, and forward the item to the City Council with a recommendation for approval of the easements and rights-of-way, subject to the following condition:
 - a. Prior to recording of the final plat, the required excise tax shall be paid.
 - b. The location and geometrics of all driveways and parking areas are subject to review and approval by the Community Development Department.
 - c. A second means of ingress/egress to provide fire access will be maintained at all times with the development of Phases 3 & 4. Permanent construction of an access off Grand Street shall be constructed with Phase 4.
 - d. The extension of Grand Street along the southern border of this property shall be completed with Phase 4.
 - e. The location and width of easements are subject to review by engineering and electrical staff.

Motion Schultz, second Godwin, to approve Consent Agenda Item No. 1, Final Plat for Moonlight Apartments IV (FP-06-05), subject to staff recommendations.

Motion to Approve Carried: 7 to 0 Aye

IV. Agenda Items

1. Z-06-02

Conduct a public hearing and consider rezoning property from A (Agricultural District) to RP-1 (Planned Single Family Residential District) and RP-3 (Planned Garden Apartment District) for a 16.25 acre property located on the east side of Waverly Road, approximately ¼ mile south of 167th Street. The application is filed by Jabez Investments, L.L.C. *This item is to be tabled to the next meeting.*

2. Z-06-03

Conduct a public hearing and consider rezoning property from A (Agricultural District) to CP-2 (Planned General Business District) and RP-3 (Planned Garden Apartment District) for a 47.64 acre property located on the southeast and northeast corners of the Waverly Road and 167th Street intersection. The application is filed by Jabez Investments, L.L.C. *This item is to be tabled to the next meeting*

3. Z-06-04

Conduct a public hearing and consider rezoning property from A (Agricultural District) to RP-1 (Planned Single Family Residential District) and RP-3 (Planned Garden Apartment District) for a 124.2 acre property located approximately ¼ mile north and east of the Waverly Road and 167th Street intersection. The application is filed by Jabez Investments, L.L.C. *This item is to be tabled to the next meeting*

Motion Mertz, second Schultz, to table the public hearings and considerations of the Zoning Requests and Preliminary Development Plans for Granite Springs, located on the southeast and northeast corners of the Waverly Road and 167th Street intersection, Z-06-02 (PDP-06-01); Z-06-03 (PDP-06-02); and Z-06-04 (PDP-06-03), to the April 10, 2006, Planning Commission meeting. Motion to Approve Carried: 7 to 0 Aye

V. Discussion Items

1. Proposed Granite Springs Development Plan

Discuss proposed preliminary development plans for residential and commercial properties located on the southeast and northeast corners of the 167th Street and Waverly Road intersection.

Joel Riggs of Peridian Group, Inc., gave a presentation of revisions to the Preliminary Development Plan for Granite Springs.

Commissioner Mertz asked if the houses around the proposed open space would be facing a public street, and suggested that homes around the green space should have porches facing the open area.

Commissioner Godwin stated that he would need to see specific elevations of the homes to be built on the proposed fifty foot wide lots.

Director Sherman, Mr. Riggs, and Commissioner Mertz discussed front-loaded versus side-loaded and rear-loaded residences around the proposed open space. Mr. Riggs stated that he would try to create front-loaded housing facing the green space.

Commissioner Popp stated that the revisions were significant improvements to the plan, but the residential housing types should be more integrated within each other, such as more row houses located within the cluster home areas.

Commissioner Schultz and Mr. Riggs briefly discussed the square footages of the various residential types, which would be from 1200 to 2500 square feet in size.

Commissioner Godwin agreed with Commissioner Popp that the plan revisions were nice improvements. He added that he preferred rear-loaded lots around the proposed open green space.

Chairman Koranda stated his preference for the cluster homes over the duplex units now indicated for the southern portion of the development plan.

Chairman Koranda called a five minute recess at 9:04 p.m.

Chairman Koranda recalled the meeting to order at 9:09 p.m.

2. Stipulations and Approval Conditions

Discuss typical stipulations/conditions of approval as they pertain to various types of community development applications.

Director Sherman discussed and explained the appropriate and standard uses of stipulations and conditions of approval with various types of applications submitted to the Planning Commission for approvals or recommendations to the City Council.

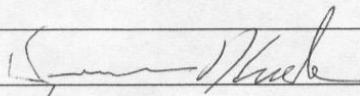
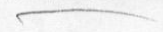

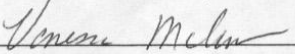


VI. Adjourn

Motion Mertz, second Popp, to adjourn the meeting at 9:26 p.m.

Motion to Adjourn Carried: 7 to 0 Aye

ATTENDEES
of the
March 27, 2006
PLANNING COMMISSION MEETING

PLEASE SIGN

PLEASE PRINT		
NAME	COMPANY (if applicable)	ADDRESS
		
		
David Drovetta	City Council	238 W. GRAND